

**Village of Indian Head Park  
201 Acacia Drive  
Indian Head Park, IL 60525  
MINUTES  
VILLAGE OF INDIAN HEAD PARK  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING**

*"Pursuant to 5 ILCS 120/2.06 (3) minutes of public meetings shall include, but need not be limited to: a general description of all matters proposed, discussed, or decided, and a record of votes taken."*

**Tuesday, November 11, 2014**

**7:30 P.M.**

**CALL TO ORDER – CHAIRMAN DENNIS SCHERMERHORN**

A public hearing was hosted by the Village of Indian Head Park Planning and Zoning Commission on Tuesday, November 11, 2014, at the Municipal Facility, 201 Acacia Drive, for a continuance from October 7, 2014, to consider a zoning petition for the property located at 6506 Wolf Road. Zoning Petition #183 was submitted to the Commission by owner, Kathleen Weger, whom is present this evening along with Ms. Weger's renter, and prospective buyer, Megan Knox. The meeting was convened at 7:30 p.m. by Chairman Dennis Schermerhorn.

**ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):**

Chairman Dennis Schermerhorn  
Commissioner Diane Andrews  
Commissioner Noreen Costelloe  
Commissioner Timothy Kyzivat  
Commissioner Jack Yelnick

**ABSENT:**

Commissioner Earl O'Malley  
Commissioner Robert Tantillo

**ALSO IN ATTENDANCE:**

Amy Jo Wittenberg, Village Trustee  
Tom Hinshaw, Village Trustee

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Chairman Dennis Schermerhorn and the Planning and Zoning Commission members recited the Pledge of Allegiance to the Flag as follows: ***"I Pledge Allegiance to the Flag of the United States of America and to the republic for which it stands one nation under God indivisible with liberty and justice for all"***.

**ZONING AGENDA ITEM: (discussion and a possible vote may take place)**

**1). Zoning Petition #183** - Continuance of the Public hearing held before the Village of Indian Head Park Planning and Zoning Commission on October 7, 2014, to consider a Front Variance and a Special Uses to allow for the Installation of a Safety Gate at 6506 Wolf Road.

**Chairman Schermerhorn began** by noting there were two items on the agenda for discussion. The first item is a Continuance from the October 7, 2014 meeting regarding a gate on Wolf Road, a security gate

that was installed and owner was seeking approval. The Commission requested 4 items; A letter of approval from the Post office, Police and Fire Departments, and a survey indicating where the gate was located on the property. Chairman Schermerhorn stated that the Petitioner has received approval from the Fire and Police Departments. The owner, and petitioner, Ms. Weger explained that she had submitted a survey and was not aware until she received a call from the Village Hall office, that the survey turned in was non-sufficient. She has hired a surveyor to correctly mark the survey, but that she was told it would not be complete until the following week. Chairman Schermerhorn asked Ms. Weger if she is requesting a continuance until next month, and Ms. Weger answered yes, please. Ms. Weger added that in regard to the Post Office approval for the mailbox, when she originally went into the office to submit Variance requirements and the deposit, she spoke to Kathy, who explained that the Village did not have much to do with the mailbox, as long as the Post office approves. Ms Weger added that her renter Ms. Knox, had spoken to David Kontivik from the Post Office and he sent someone out to approve the box, afterward Ms. Knox was told it was approved, and requested the approval in writing, but she did not hear back from him. Ms. Weger added that the reason they tucked the new mailbox in closer was that the previous mailboxes would get hit. Chairman Schermerhorn concluded the discussion by thanking the Petitioners and reiterating their request for a continuance for Petition #183 next month.

Chairman Dennis Schermerhorn motioned to grant a continuance for Petition#183 until the December 2, 2014 planning and Zoning meeting. Motion was carried by voice vote (4-0-2).

Mr. Sherman Chao of 6510 Wolf Road began to comment on the Petition #183, and Chairman Schermerhorn explained that this is not the appropriate time, that comments will be heard at the continuation. Mr. Chao proceeded to ask if the Police and Fire Department approval will apply to all residents to build a gate, and Chairman Schermerhorn said that the approval is just for this gate described in the Petition.

**WORKSHOP FOR THE PROPERTY-6540 BLACKHAWK TRAIL**

Workshop requested by owner; Mohsen Javadi, for re-platting and subdivision of the property.

Chairman Schermerhorn explained that Mr. Mohansen Javadi of 6533 Blackhawk Trail attended the Planning and Zoning meeting on October 7, 2014 to seek advice on the division of the lot at 6540 Blackhawk Trail which he owns. The Commission suggested a workshop, forum prior to a formal petition. The workshop has no formality, there will be no decisions, and it is merely for comment and direction.

Chairman Schermerhorn invited Mr. Javadi to start, and noted that there would be a discussion including audience comments afterward.

Mr. Mohansen Javadi, of 6543 Blackhawk Trail introduced himself and stated that he has owned 6540 Blackhawk Trail for 27 years which was 2 lots with 2 P.I.N. numbers for 200 years, but it is not subdivided evenly. In order to build on the second lot it would have to be a small town house. Mr. Javadi explained that he would like to divide the lots evenly, and each lot would have a 3800 square foot house. He brought Lee Austin a Civil Engineer with him that evening to speak on his behalf. Mr. Austin stated that Mr. Javadi asked him what can be done with these lots, and he feels that the most important aspect is just how they will work with the neighborhood. Mr. Austin also remarked that he believes there is a good possibility that these lots can be evenly divided into two, which would be 15,000 some odd square feet each, which you can build homes on, and will be of the quality, size setback and the look of the public neighborhood around them. You will be able to drain them properly; they will not interfere with anything, and not be too close to the neighbor's property. The only thing they would not have is by village ordinance a 20,000 square foot lot, which can be reduced to an 18,000

square foot lot. Mr. Austin noted that he looked around the neighborhood, noticed the character of it was unique in no two lots are the same, and the evenly divided 6540 lots would fall into that category also. Mr. Austin concluded that what they are trying to propose is to look at this as in order to divide into 2 lots you need to have frontage, depth, and total square footage. The architect drawings of the two homes, which were given to the Commission, show that they could be built on the lots, and would fit into the character of the neighborhood. Mr. Austin also commented that Mr. Javadi is not doing this for financial gain, his goal is to downsize from his home at 6533 Blackhawk trail, and to also build a home for his daughter. Mr. Austin concluded that Mr. Jovadi is asking for consideration to look at this as how does this fit into the subdivision, and how does this impact other people? Mr. Austin feels that if the variance was granted the homes would fit into the look of the neighborhood, and not impact other people. The set up would be that one house will come off of Blackhawk and one off of Tecumseh and the driveways will not be near each other, keeping an open look.

Commissioner Noreen Costelloe asked Mr. Javadi if there were one or two houses on the lots when he purchased them, and Mr. Javadi replied that there was one house on the larger lot. At one time it was an Indian Head Park golf Clubhouse, and it was 169 years old, when the Javadi Family decided to tear it down because of the high price of renovation.

Commissioner Diane Andrews noted that the proposed plans show the first parcel listed for 15,196 and 15,088 on parcel #2 but the lots are listed at 27, 800 square feet of land according to the Cook County Assessor's office. Mr. Austin answered that from the survey it adds up to 31,000. Mr. Javadi confirmed that it has been two parcels with two P.I.N. numbers, even before he purchased.

Commissioner Costelloe commented that it would be helpful to know how many lots in Indian Head Park are over 20,000 sq. feet that would be in the same category. If there are not any others, then there would be no concern of setting a precedent.

A discussion ensued among the Commissioners and they asked questions of Mr. Javadi.

### **QUESTIONS AND OR COMMENTS FROM THE AUDIENCE: AGENDA ITEMS ONLY**

Mr. Glen Mann from 6458 Blackhawk Trail said that without seeing exact plans, the only question he had was how many variances would be required? Chairman Schermerhorn answered that there would be two variances just to get the property to where you can build on it. Then to situate the houses on the property might require more variances of other ordinance restrictions. A discussion ensued between the Commission and Mr. Javadi/Mr. Austin in regard to the details of the houses specifications. Chairman Schermerhorn concluded that there would be a minimum of two variances.

Trustee Tom Hinshaw of 6575 Shabbona informed the audience and Commissioners that his property has two P.I.N. numbers.

Mr. Nick Guardino of 6532 Blackhawk Trail which is the property adjacent to the lot in question asked the Commission that if they allow this, are they setting a precedent for other lots to do the same and tear down a house, and build two, making the neighborhood look more like Berwyn or Cicero. Mr. Guardino stated that this would be a great concern of theirs. Chairman Schermerhorn answered that what they do may set a precedent, so they are very cautious for that reason.

Discussion ensued among the Commission in regard to the proposal.

An unnamed neighbor, who lives next to the lot, noted that the distance between those two homes is a greater distance than from her house to the house which would be adjacent to her own. The Commission ensued in further conversation.

Trustee Amy Wittenberg agreed with Commissioner Costello to retrieve a count of how many lots would be in this situation in regard to setting a precedent and how many would be in Old Town who would be able to do the same.

Chairman Schermerhorn asked the audience if there were any further questions, as there were no more, he concluded that if Mr. Jovadi would like he may elect to proceed with the filing of a petition for variance, and at that point his neighbors would be in attendance and give their opinion which the commission takes very seriously. The Commission is concerned about the precedent that a positive action would set, in complying with his request and the opinion of the immediate neighbors. Chairman Schermerhorn mentioned that he had hoped the workshop had been helpful, and he addressed the residents to come and give their opinion if a petition is filed. Mr. Jovadi added that the houses will cost 2 million dollars to build, and it would increase the value of the neighborhood, the lot is unique to the rest of the Village, since it was the Indian Head Park clubhouse.

#### **APPROVAL OF BOARD MINUTES**

*Minutes of the Planning and Zoning Public Hearing Meeting-October 7, 2014*

After review of the Planning and Zoning minutes, Commissioner Costello moved, seconded by Commissioner Yelnik to approve the October 7, 2014 Planning and Zoning Public Hearing meeting minutes. Motion carried by voice vote (4-0-2).

#### **QUESTIONS AND /OR COMMENTS FROM THE AUDIENCE**

No Further questions or comments.

## **ADJOURNMENT**

There being no further business to discuss, Commissioner Kyzivat moved, seconded by Commissioner Yelnick, to adjourn the Planning/Zoning Commission Public Hearing Continuance meeting at 8:35 p.m. Motion carried by voice vote. (4-0-2).

Minutes prepared and submitted by,  
Mary Crowley, Acting Recording Secretary  
Planning and Zoning Commission